

ARIZONA BOARD OF APPRAISAL
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MINUTES
REGULAR BOARD MEETING
THURSDAY, JULY 17, 2008, 1:00 P.M.

Board Members Present at Roll Call: Les Abrams, Victor Hartsfield, Cynthia Henry, Myra Jefferson, Michael Marquess, Debbie Rudd. A quorum was present. Board Members Present after Roll Call: None. Board Members Absent: Gabe Corral. Vacant Board Member Positions: Certified General Appraiser; Public.

Also Present at Roll Call: Debb Pearson, Executive Director; Beckie Loar, Regulatory Compliance Administrator; Jeanne Galvin, Assistant Attorney General.

Les Abrams acted as Chairperson.

The Board pledged allegiance to the flag of the United States of America.

Myra Jefferson moved that the Minutes of the June 19, 2008, Regular Board Meeting be approved. Victor Hartsfield seconded the motion. The Board voted 5-0 in favor of the motion. Michael Marquess abstained.

PUBLIC ANNOUNCEMENTS AND CALL TO PUBLIC

None.

COMPLAINT REVIEW

Review and Action Regarding Issues Dealing with Formal Hearing Concerning 2385/2386/2387/2388/2389/2390/2391, William H. Moffett.

Respondent did not appear but was represented by Corey I. Richter, Esq. Jeanne Galvin, Assistant Attorney General, represented the State. Michael Marquess moved that the Board deny Respondent's proposed removal of language from the Consent Agreement and Order. Cynthia Henry seconded the motion. The Board voted unanimously in favor of the motion. Debbie Rudd moved that the Board keep full recovery of costs in the Consent Agreement and Order, but allow Respondent to pay one half within six months and the balance within one year. Michael Marquess seconded the motion.

The motion failed with a 3-3 vote. Les Abrams, Cynthia Henry and Myra Jefferson voted no. Myra Jefferson moved that the Board go into Executive Session for legal advice. Cynthia Henry seconded the motion. The Board voted unanimously in favor of the motion. Upon return from Executive Session, Myra Jefferson moved that the recovery of costs be removed from the Consent Agreement and Order. Cynthia Henry seconded the motion. The motion failed with a 3-3 vote. Les Abrams, Cynthia Henry and Myra Jefferson voted no. Victor Hartsfield moved that the Board accept the proposed \$2000 in cost recovery, payable in six months and that the revised Consent Agreement and Order be signed within ten days from its offer date or the matters will proceed to formal hearing before the Office of Administrative Hearings (OAH). Debbie Rudd seconded the motion. The Board voted 4-2 in favor of the motion. Cynthia Henry and Myra Jefferson voted no.

Review and Action Concerning 2616, Safa P. Sitto.

Respondent did not appear but was represented by Corey I. Richtor, Esq. Staff summary was read. Michael Marquess moved that no new information was presented than in 2403; that the Board uphold its findings in 2403 and that the Board dismiss this complaint. Cynthia Henry seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2615, Kathleen P. McKenney.

Respondent appeared. Staff summary was read. Debbie Rudd moved that no new information was presented than in 2512; that the Board uphold its findings in 2512 and that the Board dismiss this complaint. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2662, Calvin E. Walls.

Respondent appeared. Staff summary was read. Debbie Rudd moved that the Board find no violations and dismiss the complaint. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2661, Roy E. Morris III.

Respondent appeared. Staff summary was read. Debbie Rudd moved that the Board find no violations and dismiss the complaint. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2649, Henry W. Zyck, Jr.

Respondent appeared. Staff summary was read. Debbie Rudd moved that the Board find no violations and dismiss the complaint. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2413, Enzo Garino.

Respondent did not appear. Michael Marquess moved that the Respondent provide within two weeks proof that the remaining disciplinary education required by the 11/21/07 due diligence consent letter had been completed; and if not, Respondent be offered a Consent Agreement and Order of Voluntary Suspension until proof of completion of the education is provided. Debbie Rudd seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2486, Kisten L. Stormo.

Respondent appeared and was represented by Loren I. Thorson, Esq. Michael Marquess moved that the Board approve the revised Findings of Fact and Conclusions of Law and deny approval of the revised Order proposed by Respondent. Debbie Rudd seconded the motion. The Board voted unanimously in favor of the motion.

Michael Marquess left the meeting. A quorum remained.

Review and Action Concerning 2648, Julie D. Friess.

Respondent appeared telephonically. Staff summary was read. Debbie Rudd moved that the matter be referred to investigation. Myra Jefferson seconded the motion. The Board voted unanimously in favor of the motion. Respondent agreed to provide the Board with additional information.

Michael Marquess rejoined the meeting.

Review and Action Concerning 2652, Julie D. Friess.

Respondent appeared telephonically. Staff summary was read. Michael Marquess moved that the Board find no violations and dismiss the complaint. Cynthia Henry seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2658, Julie D. Friess/2659 Glenn C. Johnson.

Respondents appeared telephonically. Staff summaries were read. Debbie Rudd moved that the Board find no violations and dismiss 2658. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion. Debbie Rudd moved that the Board find no violations and dismiss 2659. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2656, Janet M. Robbins.

Respondent appeared. Staff summary was read. Michael Marquess moved that the Board find Level I violations and offer Respondent a nondisciplinary letter of concern citing violations. The motion was withdrawn. Debbie Rudd moved that the matter be referred to investigation. Myra Jefferson seconded the motion. The Board voted unanimously in favor of the motion.

OLD BUSINESS

Discussion and Action Concerning Reply from William M. Nold Associates Regarding Advertisements.

William M. Nold appeared and discussed "comp checks". The Board upheld its prior findings and took no further action.

COMPLAINT REVIEW

Review and Action Concerning 2159/2161/2163/2165/2167/2169/2171, Thomas A. Reeb.

Respondent appeared. Debbie Rudd moved that the Board terminate the probation required under the 5/11/07 Consent Agreement and Order. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2640, William L. Brennan/2641, Curtis L. Ashcroft.

Respondent appeared in 2640. Staff summaries were read. Debbie Rudd moved that the Board find Level II violations in 2640 and offer Respondent a nondisciplinary letter of remedial action citing violations and requiring remedial education. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion. Debbie Rudd moved that the Board dismiss 2641 for lack of jurisdiction. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2639, Richard E. Lineberger.

Respondent did not appear. Staff summary was read. Debbie Rudd moved that the Board find Level II violations and offer Respondent a nondisciplinary letter of remedial action citing violations and requiring remedial education. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

BOARD CHAIRPERSON REPORT

None.

EXECUTIVE DIRECTOR REPORT

Debb Pearson reported on the status of the Assistant Attorney General's assignments; advised the complaint answer dates that had been extended by staff; reported the following complaint statistics as of 6/30/08 for calendar years 2006, 2007, and 2008:

| | <u>2006</u> | <u>2007</u> | <u>2008</u> | <u>2007</u> | <u>2008</u> |
|--|-------------|-------------|-------------|-------------|-------------|
| Complaints received by Board | 209 | 243 | 129 | | |
| Complaints heard by Board | | | | 619 | 417 |
| <u>OF THOSE COMPLAINTS:</u> | | | | | |
| Complaints dismissed | 73 | 91 | 20 | 98 | 32 |
| Complaints referred to investigation | 84 | 94 | 26 | 116 | 46 |
| Complaints resolved with nondisciplinary letter of concern | 30 | 16 | 6 | 20 | 8 |
| Complaints resolved with nondisciplinary letter of remedial action | 11 | 19 | 4 | 18 | 11 |
| Complaints resolved with disciplinary letter of due diligence | 6 | 12 | 0 | 9 | 6 |
| Complaints resolved with probation | 53 | 48 | 2 | 44 | 47 |
| Complaints referred to informal hearing | 67 | 70 | 1 | 79 | 32 |
| Complaints referred to formal hearing | 39 | 37 | 0 | 32 | 34 |
| Complaints resolved with suspension | 28 | 4 | 0 | 4 | 25 |
| Complaints resolved with surrender | 2 | 2 | 1 | 2 | 2 |
| Complaints resolved with revocation | 2 | 4 | 0 | 4 | 2 |
| Complaints resolved with cease and desist letters | 24 | 6 | 0 | 4 | 4 |

| <u>Violation Levels:</u> | <u>2006</u> | <u>2007</u> | <u>2008</u> | <u>2007</u> | <u>2008</u> |
|--------------------------|-------------|-------------|-------------|-------------|-------------|
| I | 35 | 21 | 8 | 25 | 11 |
| II | 11 | 30 | 4 | 23 | 17 |
| III | 22 | 42 | 1 | 41 | 26 |
| IV | 4 | 8 | 1 | 6 | 5 |
| V | 33 | 6 | 0 | 5 | 25 |

Additional Information:

| | <u>2005</u> | <u>2006</u> | <u>2007</u> | <u>2008</u> |
|--|-------------|-------------|-------------|-------------|
| Jurisdiction Expired & Complaints Closed | 21 | 20 | 11 | 7 |
| Denials of New Applications | 5 | 7 | 7 | 3 |
| Denials of Renewal Applications | 2 | 4 | 1 | 0 |

and updated the Board on the 7/15/08 Arizona Mortgage Fraud Task Force Meeting.

APPRAISAL TESTING AND EDUCATION COMMITTEE REPORT

Myra Jefferson moved that the Board accept the Committee's recommendations (see attached). Victor Hartsfield seconded the motion. The Board voted unanimously in favor of the motion.

APPLICATION REVIEW COMMITTEE REPORT

Debbie Rudd reported the following Arizona appraiser and property tax agent information as of June 17, 2008:

| | <u>7/06</u> | <u>7/07</u> | <u>7/08</u> |
|-----------------------|-------------------|-------------------|-------------------|
| Licensed Residential | 1022 | 1137 | 978 |
| Certified Residential | 914 | 1020 | 1182 |
| Certified General | 782 | 796 | 818 |
| Nonresident Temporary | 81 | 30 | 37 |
| Property Tax Agents | 310 | 258 | 287 |
| | <i>Total 2799</i> | <i>Total 2977</i> | <i>Total 3014</i> |

Myra Jefferson moved that the Board subpoena information from Joseph R. Longoria, licensed appraiser #11588. Victor Hartsfield seconded the motion. The Board voted unanimously in favor of the motion. Debbie Rudd moved that the Board find certified residential application #7453, Barbara L. Banis, administratively incomplete. Myra Jefferson seconded the motion. The Board voted unanimously in favor of the motion. Michael Marquess moved that the Board open complaint 2686 against Nicki A. Flores, licensed appraiser #11104, alleging violations of the Uniform Standards of Professional Appraisal Practice (USPAP). Myra Jefferson seconded the motion. The Board voted unanimously in favor of the motion. The Board took no action concerning the additional information provided by Paul S. Wooller, licensed appraiser #11508. Michael Marquess moved that the Board accept the Committee's recommendations (see attached). Debbie Rudd seconded the motion. The Board voted unanimously in favor of the motion.

OUTREACH PLANNING COMMITTEE REPORT

Cynthia Henry reported that she had been elected Chairperson of the Committee. Les Abrams appointed Michael Marquess to the Committee. Debbie Rudd moved that the Board accept the recommendations of the Committee and that the Committee proceed. Myra Jefferson seconded the motion. The Board voted unanimously in favor of the motion.

NEW BUSINESS

Discussion and Action Concerning Approval of Reciprocal Agreement with the Iowa Real Estate Appraiser Examining Board.

Michael Marquess moved that the Board approve the reciprocal agreement. Cynthia Henry seconded the motion. The Board voted unanimously in favor of the motion.

Discussion and Action Concerning Approval of Reciprocal Agreement with the Utah Real Estate Appraiser Licensing and Certification Board.

Michael Marquess moved that the Board approve the reciprocal agreement. Myra Jefferson seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning Education Requirement Questions to Meet 1998 Criteria and 2008 Criteria from Juan F. Restrepo, Certified Residential Appraiser #21439.

The Board took no action.

Legal Advice Concerning A.R.S. § 32-3612.

Cynthia Henry moved that the Board go into Executive Session for legal advice. Debbie Rudd seconded the motion. The Board voted unanimously in favor of the motion. Upon return from Executive Session, Cynthia Henry moved that staff seek a formal legal opinion from the Arizona Attorney General. Debbie Rudd seconded the motion. The Board voted unanimously in favor of the motion.

Discussion and Action Concerning Authorizing the Executive Director to Issue Subpoenas in Certain Circumstances.

Michael Marquess moved that the Board authorize the Executive Director to issue subpoenas in certain circumstances. Myra Jefferson seconded the motion. The Board voted unanimously in favor of the motion.

COMPLAINT REVIEW

Review and Action Concerning 2488, Richard A. Webb.

Respondent did not appear. Jeanne Galvin updated the Board concerning Respondent's court proceedings.

Review and Action Concerning 2501, Thomas J. Dozier.

Respondent did not appear. Debbie Rudd moved that the Board rescind its referral to investigation and that the matter be referred to formal hearing before the Office of Administrative Hearings (OAH). Myra Jefferson seconded the motion. The Board voted 5-0 in favor of the motion. Michael Marquess abstained.

Review and Action Concerning 2184/2188, Anthony A. Cardinal.

Respondent did not appear. Debbie Rudd moved that the Board accept the disciplinary education late and terminate the probation required under the 4/19/07 Consent Agreement and Order. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2304, William R. Richardson.

Respondent did not appear. Michael Marquess moved that the Board terminate the probation required under the 9/11/07 Consent Agreement and Order. Victor Hartsfield seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2404, Brian D. Coup.

Respondent did not appear. Michael Marquess moved that the Board terminate the probation required under the 12/7/07 Consent Agreement and Order. Victor Hartsfield seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2407, Jacob C. Smith.

Respondent did not appear. Michael Marquess moved that because Respondent's 90-day grace period to renew license #11046 has expired, that the complaint be closed to be reopened in the event Respondent reapplies. Myra Jefferson seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2426, Ray F. Griego.

Respondent did not appear. Michael Marquess moved that the matter be referred to formal hearing before the Office of Administrative Hearings (OAH). Myra Jefferson seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2433/2446/2447, Michelle L. Hanke.

Respondent did not appear. Debbie Rudd moved that the Board offer Respondent a Consent Agreement and Order of Voluntary Suspension until Respondent complies with the 4/4/08 Consent Agreement and Order; and if Respondent does not agree, that the matter be referred to formal hearing before the Office of Administrative Hearings (OAH). Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2497, Michael D. Schendel.

Respondent did not appear. The matter was tabled and staff was instructed to provide Respondent additional information.

Review and Action Concerning 2560, John P. Sheridan.

The Board noted that Respondent had signed the nondisciplinary letter of remedial action late, and took no further action.

Review and Action Concerning Superior Court Case CV-06-4140 (03F-1782-BOA/03F-1784-BOA), Felicia M. Coplan.

Respondent did not appear. Jeanne Galvin provided a status update to the Board.

Review and Action Concerning 2598/2599/2600/2601/2602/2603/2604/2605/2606/2607/2608/2609/2610/2611/2612/2613/2614/2629, Marc J. Seigleman.

Respondent did not appear. Staff summaries were read. Myra Jefferson moved that, at the request of Respondent, the matters be continued and that staff request additional information from the homeowners. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2636, Nicole M. Hughes.

Respondent did not appear. Staff summary was read. Michael Marquess moved that the Board find no violations and dismiss the complaint. Debbie Rudd seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2637, Leigh B. Pattalochi.

Respondent did not appear. Staff summary was read. Debbie Rudd moved that the Board find Level I violations and offer Respondent a nondisciplinary letter of concern citing the violations. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2643, Brian A. Friedman.

Respondent did not appear. Staff summary was read. Michael Marquess moved that the matter be referred to investigation. Debbie Rudd seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2647, Tune P. Redmond.

Respondent did not appear. Staff summary was read. Debbie Rudd moved that the matter be referred to investigation. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2650, Collin H. Lord.

Respondent did not appear. Staff summary was read. Debbie Rudd moved that the Board offer Respondent a Consent Agreement and Order of Voluntary Suspension until Respondent complies with the 10/12/07 nondisciplinary letter of remedial action; and if Respondent does not agree, that the matter be referred to formal hearing before the Office of Administrative Hearings (OAH). Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2651, Shahab A. Mehkri.

Respondent did not appear. Staff summary was read. Michael Marquess moved that the matter be referred to investigation. Debbie Rudd seconded the motion. The Board voted unanimously in favor of the motion. Staff was instructed to obtain additional information from the Arizona Department of Financial Institutions.

Review and Action Concerning 2653, Franklin R. Lloyd.

Michael Marquess recused himself. Respondent did not appear. Staff summary was read. Debbie Rudd moved that the matter be referred to an investigator. Cynthia Henry seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2654, Stephen J. Jones.

Respondent did not appear. Staff summary was read. Debbie Rudd moved that the Board find no violations and dismiss the complaint. Cynthia Henry seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2657, Don M. Baker II.

Respondent did not appear. Staff summary was read. Victor Hartsfield moved that the Board find no violations and dismiss the complaint. Cynthia Henry seconded the motion. The Board voted 5-0 in favor of the motion. Michael Marquess abstained.

Review and Action Concerning 2660, Timothy H. Shaw.

Respondent did not appear. Staff summary was read. Debbie Rudd moved that the matter be continued to allow Respondent to be present. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2665, David L. Boudreau.

Respondent did not appear. Staff summary was read. Michael Marquess moved that the Board find no violations and dismiss the complaint. Myra Jefferson seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2666, Jeffrey M. Playford.

Respondent did not appear. Staff summary was read. Debbie Rudd moved that the matter be referred to investigation. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2669, Jason M. Maze.

Respondent did not appear. Staff summary was read. Debbie Rudd moved that the matter be referred to investigation. Michael Marquess seconded the motion. The Board voted unanimously in favor of the motion.

Review and Action Concerning 2311/2312/2313/2314/2315, Shahab A. Mehkri.

Respondent did not appear. Upon its 12-month file review, the Board instructed staff to proceed with the formal hearing before the Office of Administrative Hearings (OAH).

Review and Action Concerning 2321, Thomas J. Dozier.

Respondent did not appear. Upon its 12-month file review, the Board instructed staff to proceed with the formal hearing before the Office of Administrative Hearings (OAH) as previously discussed in the meeting.

Review and Action Concerning 2385/2386/2387/2388/2389/2390/2391, William H. Moffett.

Respondent did not appear. Upon its 12-month file review, the Board instructed staff to proceed with the formal hearing before the Office of Administrative Hearings (OAH) if Respondent does not sign the revised Consent Agreement and Order as previously discussed in the meeting.

CONFIRMATION OF MEETING DATES, TIMES, LOCATIONS AND PURPOSES

The upcoming Committee and Board meetings were confirmed as follows:

| | | |
|----------------------|---|-----------|
| <u>July</u> | | |
| 24 | Outreach Planning (telephonic) | 2:00 p.m. |
| <u>August</u> | | |
| 20 | Application Review Committee | 9:00 a.m. |
| 21 | Appraisal Testing and Education Committee | 7:30 a.m. |
| 21 | Board | 9:00 a.m. |

ADJOURNMENT

The meeting was adjourned.

/S/
Lester G. Abrams, Chairperson

**RECOMMENDATIONS
COMMITTEE ON APPRAISAL TESTING AND EDUCATION**

TO: Board of Appraisal

FROM: Committee on Appraisal Testing and Education

DATE: July 17, 2008

RE: July 17, 2008 Recommendations

As a result of its July 17, 2008 meeting the Committee on Appraisal Testing and Education makes the following recommendations:

I. Action regarding proposed approval of qualifying education courses:

A. Previously approved by the Board:

1. Submitted by Appraisal Institute
 - a. **Real Estate Finance, Statistics and Valuation Modeling** #ABA 1004-381-08 15 hours
*John Urubek
Recommend approval
 - b. **Residential Sales Comparison and Income Appraisals**, #ABA 0905-474-06 30 hours
*Mark Rattermann
Recommend approval
 - c. **Residential Site Valuation and Cost Approach**, #ABA 0905-475-05 15 hours
*John Urubek
Recommend approval
 - d. **Online Residential Market Analysis and Highest & Best Use**, #ABA D0907-687-04 Distance Education 15 hours
*Sara Schwarzentraub
Recommend approval
2. Submitted by Arizona School of Real Estate & Business
 - a. **AP-01 Basic Appraisal Principles**, #ABA 0906-569-01 30 hours
*Tracey Captain, Earl Cass, Gasper Crimando, Neil Dauler-Phinney, Thomas Denny, Richard Fasano, Bill Gray, Thomas Heineman, Kathleen Holmes, Robert Kaczmarek, Kim Kobriger, Gretchen Koralewski, Jim Miller, Don Miner, Roy Morris, Becky Ryan, Ron Schilling, Daniel Smith, Rick Turkian, Gerard Vick, David Ziegler
Recommend approval
 - b. **AP-02 Basic Appraisal Procedures**, #ABA 0906-570-02 30 hours
*Tracey Captain, Earl Cass, Gasper Crimando, Neil Dauler-Phinney, Thomas Denny, Richard Fasano, Bill Gray, Thomas Heineman, Kathleen Holmes, Robert Kaczmarek, Kim Kobriger, Gretchen Koralewski, Jim Miller, Don Miner, Roy Morris, Becky Ryan, Ron Schilling, Daniel Smith, Rick Turkian, Gerard Vick, David Ziegler
Recommend approval

- c. **AP-07 Residential Report Writing, #ABA 0906-571-07 15 hours**
*Tracey Captain, Earl Cass, Gasper Crimando, Neil Dauler-Phinney, Thomas Denny, Richard Fasano, Bill Gray, Thomas Heineman, Kathleen Holmes, Robert Kaczmarek, Kim Kobriger, Gretchen Koralewski, Jim Miller, Don Miner, Roy Morris, Becky Ryan, Ron Schilling, Daniel Smith, Rick Turkian, Gerard Vick, David Ziegler
Recommend approval

II. Action regarding proposed approval of continuing education courses:

A. Previously approved by the Board:

- 1. Submitted by Appraisal Institute
 - a. **Appraising Manufactured Housing, #ABA 1203-320 7 hours**
*Richard Heyn
Recommend approval
 - b. **Online Business Practices and Ethics, #ABA D0705-453 Distance Education 8 hours**
*J. Carl Schultz
Recommend approval
 - c. **Reviewing Residential Appraisal Reports, #ABA 0905-476 7 hours**
*Vincent Dowling
Recommend approval
 - d. **Online Appraising Manufactured Housing, #ABA D1005-481 Distance Education 7 hours**
*Richard Heyn
Recommend approval
 - e. **Online Introduction to GIS Applications for Real Estate Appraisal, #ABA D1005-482 Distance Education 7 hours**
*Christopher Miner
Recommend approval
 - f. **Uniform Appraisal Standards for Federal Land Acquisitions, #ABA 1005-483 16 hours**
*Vincent Dowling
Recommend approval
 - g. **Forecasting Revenue, #ABA 0806-562 7 hours**
*William Ted Anglyn
Recommend approval
 - h. **Liability Management for Residential Appraisers, #ABA 0806-563 7 hours**
*Richard Heyn
Recommend approval
 - i. **Quality Assurance in Residential Appraisals, #ABA 0806-564 7 hours**
*Mark Rattermann
Recommend approval
 - j. **Online Marshall & Swift Commercial Cost Training, #ABA D0607-658 Distance Education 7 hours**
*Kern Slucter
Recommend approval

- k. **Online GIS: The Novice Case Study**, #ABA D0807-679 Distance Education 7 hours
*Christopher Miner
Recommend approval
- l. **Valuation of Conservation Easements**, #ABA 0807-680 33 hours
*Frank Harrison
Recommend approval
- 2. Submitted by Arizona School of Real Estate & Business
 - a. **C4672 FHA Appraisal Requirements**, #ABA 0701-249 3 hours
*Tracey Captain, Earl Cass, Gasper Crimando, Neil Dauler-Phinney, Richard Fasano, Bill Gray, Thomas Heineman, Kathleen Holmes, Robert Kaczmarek, Kim Kobriger, Gretchen Koralewski, Don Miner, Roy Morris, David Rider, Ron Schilling, Daniel Smith, Don Spongberg, Gerard Vick, David Ziegler
Recommend approval
 - b. **C7392 Real Estate Market Update**, #ABA 0806-555 3 hours
*James Adams, Earl Cass, Joseph Chandler, Anthony Cox, Neil Dauler-Phinney, Michael Denious, Bill Dowdy, John Faramelli, Bill Gray, Charles Green, Randy Helfman, Kathleen Holmes, Robert Kaczmarek, Kim Kobriger, David Maza, Greg McGill, Don Miner, Mike Phalen, David Rider, Dominic Scappaticci, Larry Schoenberger, Barry Seip, Daniel Smith, Donald Staley, Stan Strom, Dave Tornell, Rick Turkian, Gerard Vick, John Wenner, Fletcher Wilcox, Dave Wood, Jeff Young, David Ziegler
Recommend approval
 - c. **C4217 Business Valuation Approaches & Methods**, #ABA 0806-556 3 hours
* Tracey Captain, Earl Cass, Neil Dauler-Phinney, Richard Fasano, Bill Gray, Alan Hayden, Robert Kaczmarek, Kim Kobriger, Gretchen Koralewski, Jim Miller, Don Miner, Becky Ryan, Ron Schilling, Janice Staropoli, Diane Thomas, Rick Turkian, Gerard Vick, Jeff Young
Recommend approval
 - d. **C7393 Real Estate Feasibility Study**, #ABA 0806-559 3 hours
*James Adams, Joseph Chandler, Anthony Cox, Neil Dauler-Phinney, Michael Denious, Bill Dowdy, John Faramelli, Bill Gray, Charles Green, Randy Helfman, Kathleen Holmes, Robert Kaczmarek, Kim Kobriger, David Maza, Greg McGill, Jim Miller, Don Miner, Mike Phalen, Dominic Scappaticci, Larry Schoenberger, Barry Seip, Daniel Smith, Stan Strom, David Ziegler
Recommend approval
 - e. **C7395 Real Estate Investments Analysis**, #ABA 0806-560 3 hours
*James Adams, Earl Cass, Joseph Chandler, Anthony Cox, Neil Dauler-Phinney, Michael Denious, Bill Dowdy, John Faramelli, Bill Gray, Charles Green, Thomas Heineman, Randy Helfman, Kathleen Holmes, Robert Kaczmarek, Kim Kobriger, David Maza, Greg McGill, Jim Miller, Don Miner, Lisa Richardson, Dominic Scappaticci, Larry Schoenberger, Barry Seip, Daniel Smith, Stan Strom, Dave Tornell, Rick Turkian, Gerard Vick, John Wenner, Fletcher Wilcox, Dave Wood, Jeff Young, David Ziegler
Recommend approval

- f. **C7524 Commercial Leasing Issues**, #ABA 0806-561 3 hours
*Earl Cass, Joseph Chandler, Michael Denious, Susan Dunst, Lee Farris, Bill Gray, Charles King, Dan Klobberdanz, Kim Kobriger, William Kozub, Greg McGill, Don Miner, Kevin Rude, Elizabeth Servatius, Donald Staley, Stephanie Wilson, Craig Yelverton, Jeff Young
Recommend approval

B. Not previously approved by the Board:

- 1. Submitted by Appraisal Institute
 - a. **Appraisal Curriculum Overview (General)**, 15 hours
*Joseph Magdziarz, Richard Parli
Recommend approval
 - b. **Appraisal Curriculum Overview (Residential)**, 8 hours
*Joseph Magdziarz, Richard Parli
Recommend approval
 - c. **Introduction to FHA Appraising**, 7 hours
*Craig Harrington
Recommend approval
- 2. Submitted by Patrick Egger
 - a. **Housing Market Analysis**, 7 hours
*Patrick Egger
Recommend approval

III. Action regarding proposed approval for change of course hours:

- 1. Submitted by Appraisal Institute
 - a. **Appraising Historic Preservation Easements**, #ABA 0608-790 18 hours
Recommend approval

IV. Discussion and possible action regarding proposed approval of continuing education credit:

- 1. Submitted by Arizona School of Real Estate & Business
 - a. 1968 Appraisal Valuation & Current Economic Trends, #ABA 0302-164 4 hours
(1) Roy Morris III
Recommend approval
 - b. C5908 2008-2009 National USPAP Update, #ABA 0103-262 7 hours
(1) Roy Morris III
Recommend approval
 - c. Supervising Beginning Appraisers—A Plan for Success, #ABA 1107-711 7 Hours
(1) Roy Morris III
Recommend approval
 - d. Home Valuation-Code of Conduct, #ABA 0308-762 3 hours
(1) Roy Morris III
Recommend approval

**RECOMMENDATIONS
COMMITTEE ON APPLICATION REVIEW**

To: Board of Appraisal

From: Application Review Committee

Date: July 17, 2008

Re: July 17, 2008 Recommendations

I. Report on number of Arizona Appraisers and Property Tax Agents:

| | <u>7/06</u> | | <u>7/07</u> | | <u>7/08</u> |
|-----------------------|-------------|------------|-------------|------------|-------------|
| Licensed Residential | 1022 | | 1137 | | 978 |
| Certified Residential | 914 | | 1020 | | 1182 |
| Certified General | 782 | | 796 | | 818 |
| Nonresident Temporary | 81 | Total 2799 | 30 | Total 2983 | 37 |
| Property Tax Agents | 310 | | 258 | | 287 |

II. As a result of its July 17, 2008 meeting the Application Review Committee makes the following recommendations:

A. To issue subpoena for the appraisal log from:

11588 Joseph R. Longoria

B. To deny request to accept education outside of the Board's rules and the Appraiser Qualifications Board Criteria from:

7453 Barbara L. Banis

C. To open a complaint regarding additional information provided by:

11104 Nicki A. Flores

D. To take no action regarding additional information provided by:

11508 Paul S. Wooler

E. To approve the following applications as substantively complete:

1. Renewal applications:

11556 Flynn C. Jones
20871 Christopher Cole
21022 Kevin L. Dillard

2. Licensed Residential by exam unless noted otherwise:

7242 Janell P. Duvall
7292 Katherine E. Bartlett
7353 Nicholas A. Allen

3. Certified Residential by exam unless otherwise noted:

7032 Michele L. King
7079 Traci M. Trigueros
7189 Robert Scott Hamilton
7449 Amanda M. Carlson
7461 Ken J. Rhoads
7463 Leslie M. Laney
7488 Jeffrey R. DeVillers (by reciprocity)
7494 Craig C. Monson (by reciprocity)
7493 Patrick R. Murphy
7498 Stephen F. Mueller

4. Certified General by exam unless otherwise noted:

7415 Michael Ryan Green
7433 Patrick Robinson
7462 Randall P. Clemson
7464 Christopher M. Land
7468 Anthony K. Valenzuela
7476 Theofanis Nicholas (by reciprocity)
7482 Paul R. Steed (by reciprocity)
7485 John D. Cole (by reciprocity)
7491 Daniel T. Martin

C. To approve the following applications as substantively complete and confirm the issuance of the following license/certification:

1. Reciprocity

21908 Dean E. Pettit
21916 Howard R. Ginsberg
21917 Margaret B. Obermeyer
31643 Jeff L. Grose
31644 John M. Rimar
31646 John D. Gilbert
31648 David C. Newman
31649 Alex Fred Essa

2. Nonresident Temporary

TP41102 Richard W. Latella
TP41103 Matthew D. Ansay

D. To disapprove the following applications as substantively incomplete and hold until substantively complete:

7404 Franklin T. Jones
7460 Tomas E. Rivera
7473 Jeffrey P. Keller (by reciprocity)

III. Applications Pending - Substantively Incomplete

6953 Daniel J. Kennedy (by reciprocity)
6998 Stephen Rich (by reciprocity)
7017 Michael J. Heaton
7027 Thomas E. Chambers
7123 Todd S. Reiser
7200 Larry E. Roush
7349 Austin R. Reissner
7417 Jeffrey R. Shouse (by reciprocity)
7428 Carl Parker III (by reciprocity)
7442 Thomas J. Hennessy (by reciprocity)

Notification of applicants with substantively incomplete applications who have not responded to the Committee's request for additional information. Pursuant to R4-46-202(D) applicants have up to a year to meet all requirements for license/certificate or applicant's file is to be closed by the Board and applicant shall reapply.

**RECOMMENDATIONS
OUTREACH PLANNING COMMITTEE**

To: Arizona Board of Appraisal

From: Outreach Planning Committee

Date: July 17, 2008

Re: July 16, 2008 Recommendations

1. Chairperson elected: Cynthia Henry.
2. Purpose of the outreach: To educate the regulated community and the public about what the Board can and cannot do.
3. Topics: Board member background; how the Board budget works; administrative vs. criminal/civil law; county assessing vs. appraising; speaker specific topics.
4. Potential speakers: Investigators; county assessors; representatives from The Appraisal Foundation; lobbyists; Office of Administrative Hearing judges; Board of Equalization hearing officers; GIS; representatives from other state agencies.
5. Length: 6 hours.
6. Locations: Flagstaff; Tucson; Phoenix.
7. First outreach meeting: September 26, 2008.
8. Grant continuing education: Approve for 6 hours of continuing education.
9. Cost: Recovery of Board's out-of-pocket expenses only.